



DEP Brownfields Success Story

Saint Vincent Hospital
at Worcester Medical Center

Medical City Project Worcester, MA

History:

In 1992, two of the largest health care providers in Worcester teamed together to build a \$200 million integrated health facility. This project encompassed a 24-acre area comprised of 32 separate parcels and 8 roadways located in close proximity to Interstate 290. The area contained several abandoned commercial and industrial structures, non-profit providers, and several empty lots that were part of the East Central Urban Renewal Area, an economic opportunity zone that had been established 25 years earlier. The City acquired the sites through eminent domain and initiated cleanup and site preparation activities in partnership with DEP, MassHighway, the Worcester Redevelopment Authority, and California based Tenet Healthcare Company.



Photos Courtesy of Worcester Medical Center



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Environmental Concerns:

DEP's Central Regional Office worked closely with the City and other project leads through predevelopment activities including demolition and asbestos removal, relocation of rail lines, and site grading. The Mill Brook sewer, a combined sewer that carried both stormwater and sewage, had to be relocated.

Medical City consisted of seven separate hazardous waste sites with complex contamination, multiple exposure pathways, and high public visibility.

Soil and groundwater were contaminated with chlorinated solvents, polychlorinated biphenyls (PCBs), total petroleum hydrocarbons, and metals. The total quantity of soil treated or disposed of exceeded 20,000 tons.

Redevelopment:

This project resulted in the development of a nine-story, 350-bed major medical facility in downtown Worcester. Several major changes had to be made to accommodate this development including building a separate highway ramp to service the facility, rerouting an underground culvert for the Blackstone River, and installing a new sewer system.

The City has estimated that Medical City Project will provide close to \$2 billion in economic benefit over the next 20 years with 1.5 million visitors annually. 1,000 new construction jobs were created and 2,400 jobs were relocated to Worcester's downtown.

Project proponents used liability protection under the pre-1998 Covenant Not to Sue Program. This program was an early version of the Brownfields Covenant Not to Sue Program created through the Brownfields Act.

For More Information Contact:

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